IN RE: PETITION FOR SPECIAL HEARING
SES Philadelphia Road, 225'
SW Philco Road
(9715 Philadelphia Rd.)
15th Election District
6th Councilmanic District
* CASE # 89-115-SPH
Gloria L. Dorsey
Petitioner
*

FINDINGS CF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a Special Hearing to approve amendments to a site plan, in Case #86-442-A, to provide for a day care center for over 120 children and to convert the first floor of the existing dwelling/office building from an office to additional day care center operations with the second floor of that building remaining as a dwelling as more particularly described on Petitioner's Exhibit 1 and

The Petitioner appeared and testified and was represented by William E. Hammond, Esquire. There were no Protestants.

The evidence and testimony in the record indicate that this is an ML-IM zoned property. The land is improved with a child day care and after school care facility on the rear and a converted residential dwelling on the front of the property. The dwelling is used as an office on the ground floor and a residence on the second level. The property was the matter of a variance hearing in case #86-442A. The property is currently improved with all of the changes as shown on Petitioner's Exhibit 1 and 2 as indicated. These site plans are from the original matter and the only difference between them on Petitioner's Exhibit 2 was an inscription by Deputy Zoning Commissioner, Jean Jung, indicating that the office area could be used for after school or day care operations as long as the parking requirements were met.

PETITION FOR SPECIAL HEARING 89-115-SP.
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve __amend__

ments to the site plan. Exhibit 9 in Case #86-442-A, to provide for

o day care center-over/as children and to convert first floor of existing

dwelling/office for day care center with second floor remaining

as dwelling.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

NE6+

Contract Purchaser: Gloria L. Dorsey (Type or Print Name) (Type or Print Name) Horri a (Type or Print Name) City and State N22,310 Signature E 45,080 Attorney for Petitioner: P.C. 9715 Philadelphia Road William E. Hammond (Type or Print Name) Baltimore, Maryland 21237 107 Main Street City and State Reisterstown, Maryland 21136 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Attorney's Telephr se No.: 833-1322

J. Robert Springs

The request herein is to simply amend the previous Order which restricted the day care to 120 children. This restriction was based upon the Baltimore County Health Department regulations concerning floor area to child ratios. The evidence indicates that there would still be the proper amount of parking even if the first floor of the former single family dwelling unit on the front of the property was used as additional child care facilities. There are no Protestants in this matter and there are letters from adjoining landowners which have been marked as Petitioner's Exhibits 3, 4 and 5 which, clearly, indicate that the neighbors are not in opposition to this increase in the use of this child care facility.

The Petitioner testified as to the requirements of Section 307 and the requirements of Section 502.1. There is no evidence in the record that the issues presented in the Petition for Special Hearing would adversely affect the health, safety or general welfare of the community. The Office of Planning is opposed to this amendment. However, the reasons for opposition are either in conflict with the State Highway Administration or the County Bureau of Traffic Engineering The ingress and egress were built in accordance with the 1986 direction of State Highways Administration. The Petitioner must provide a site plan that can be read and that, clearly, shows what exist and what is to be built.

During the hearing, the Petitioner noted that the requested enrollment would now be 160 children. That, if the State regulations were changed, then the request would be higher at a later date.

Beginning on the Southeast side of Philadelphia Road, 50 feet wide,

at a distance of 225 feet, more or less, west of Philos Road, being a lot

known and designated as 9715 Philadelphia Road in the 15th Election District

CERTIFICATE OF POSTING

Location of Signer Facing Phil Rd carrow, 8' In You Sway, on from forty of Politioner

Ada, 775 sw Phileo RJ

of ground having a frontage of 100.36 feet and a depth of 425 feet and

of Baltimore County.

dies anders gen die illegen ...

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted with certain restrictions and/or requirements.

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Petitioner shall submit to the Zoning Commissioner's office by no later than March 1, 1989 a new site plan prepared by a registered professional engineer and/or land surveyor, which clearly identifies all buildings, their size and area dimensions, their exact location on the subject property, their distances from all property lines, and any other information as may be required to be a certified site plan.

3. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

RE: PETITION FOR SPECIAL HEARING : SE/S Philadelphia Rd., 225' SW Philco Rd. (9715 Philadelphia :

Rd.), 15th District

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY

ORIC Pate (9)

NOTICE OF HEARING

The Zoning Commissioner of Battimore County, by authority of the Zoning Act and Regulations of Battimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeate Avenue in Towson, Maryland as follows:

Hearing Date: Thursday, Cot. 6, 1988 at 11:30 s.m.

Special Hearing: Amendments to the site plan, Exhibit 9 in Case #86-442-A, to provide for a day care center - over 120 children and to convert first floor of existing dwelling/office for day care center with second floor remaining as dwelling.

care center with second floor remaining as dwelling.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the iesuence of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

Zoning Commissioner of Baltimore County 9/116 Sept 8.

J. ROBERT HAINES

GLORIA L. DORSEY, Petitioner Case No. 89-115-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman

Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 14th day of September, 1988, a copy of the foregoing Entry of Appearance was mailed to William E. Hammond, Esquire, 107 Main St., Reisterstown, MD 21136, Attorney for Petitioner.

leter Max Zimmerman

J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

cc: Peoples Counsel
William E. Hammond, Esquire, 107 Main Street, Reisterstown, Md.

CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN.

79.38 PO# M16963 S. Zeke Orlan Reof M16963 Publisher

CERTIFICATE OF PUBLICATION

_____, 19____.

\$39.30 \$# 09146

Zeke film Publisher

OWINGS MILLS TIMES,

(over)

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21234 494-3353

Date: 9/16/88

Dennis F. Rasmussen
County Executive

Per Gloria L. Dorsey 9715 Philadelphia Road Baltimore, Maryland 21237

J. Robert Haines

Putition for Special Hearing CASE NUMBER: 89-115-9PH SES Philadelphia Road, 225 SW Philos Road (2715 Philadelphia Road) 15th Election District - 6th Councilments Patitioner(s): Glorie L. Dorsey

HEARING SCHEDILEDS THURSDAY, OCTOBER 8, 1988 at 19830 p.m.

Please be advised that \$93.76 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

ice, County Office BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION minutes before MISCELLANEOUS CASH RECEIPT post set(s), there DATE 10/4/55 18-01-615-000 BE41 *** \$379:3/15-5/H

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines

August 23, 1988

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111

Petition for Special Hearing CASE NUMBER: 89-115-SPH SES Philadelphia Road, 225' SW Philo Road (9715 Philadelphia Road) 15th Election District - 6th Councilmania Petitioner(s): Gloria L. Dorsey

W. Chesapeake Avenue in Towson, Maryland as follows:

HEARING SCHEDULED: THURSDAY, OCTOBER 6, 1988 at 11:30 p.m.

Special Hearing: Amendments to the site plan, Exhibit 9 in Case #86-442-A, to provide for a day care center - over 120 children and to convert first floor of existing dwelling/office for day care center with second floor remaining as dwelling.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of Baltimore County cc: Gloria L. Dorsey William E. Hammond, Esq.

> MR. & MKS. FRED HARSKE 9713 PHILADELPHIA ROAD BALITIMORE, MD. 21237

SEPTEMBER 20, 1988

BALTIMORE COUNTY ZONING OFFICE TOWSON, MARYLAND 21204

WE ARE WRITING IN REFERENCE TO 9715 PHILADELPHIA ROAD, WHICH IS SCHEDULED FOR A HEARING ON OCTOBER 6, 1988. W? WOULD LIKE TO LET YOU KNOW THAT WE ARE IN FAVOR OF MS. DORSEY'S ENDEAVORS. THE DAY CARE CENTER WHICH SHE OPERATES AT THIS ADDRESS IS OF THE HIGHEST QUALITY. THE CHILDREN ARE VERY HAPPY AND WELL TAKEN CARE OF. THE PROPERTY AND GROUNDS ARE MAINTAINED IN EXCELLENT CONDITION AT ALL TIMES. IT IS AN ASSET TO OUR COMMUNITY, ESPECIALLY WHEN QUALITY DAY CARE IS SO OPERATION INTO THE FRONT BUILDING. IT IS OUR UNDERSTANDING THAT SHE WILL BE ADDING APPROXIMATELY THIRTY (30) MORE CHILDREN ON THE FIRST FLOOR OF THE HOUSE, WHICH WILL CONSIST OF SCHOOL AGE CHILDREN.

WE HOPE THAT YOU GRANT MS. DORSEY PERMISSION TO EXPAND. WE ARE IN FAVOR OF HER OPERATION AND EXPANSION.

PETITICAER'S EXHIBIT 4

THIS AREA CONTHINS 41 EXISTING TREES INCLUDING JITY MAP VARIOUS GUM, OAK, FROPLAR AFPROX. PLAT MADE FROM DEED 1704/439 (NO TITLE SEARCH MADE FOR ADDITION: OR SUBTRACTIONS, ETC.)
IMPROVEMENTS ESTIMATED: NO LOCATION SURVEY
225' SOUTH OF PHILCO RD BAABU AVIS SIM 528 2 NORTH OF MIDDLE RIVER ROAD 15TH ELECTION DISTRICT: ZONED ML - IM

5. IROI CSED USE OF 9715
FHILADELPHIA ROAD: FRONT
BUILDING-RESIDENCE &
OFFICES: REAR BLDG. - DA)

CARE CENTED CARE CENTER

6. NO DRIVEWAYS/ENTRANCES
ACROSS STREET IN VICINITY EXISTING UTILITIES ON HEIGHT OF DWELLING 20-25 FROPOSED DAY CARE BLDG 9715 PHILADELPHIA ROAD Dwelling/Office 1st.fl. 1062.5 300 = 3.5 2nd.fl. 1062.5 500 = 2.1 15TH ELEC. DIST. 225'+ SOUTH OF PHILCO ROAD Group Child Care Ctr. 12 employees (Max.) 12 1528 + NORTH OF MIDDLE RIVER Total Required ... 17.6 (18) PLAT MADE FROM DEED 1704/439 ZONED ML-IM CHAIR LINK PENCE WARE CHAIL LINK FENCE WEATE & DRIVEWAY SCALE: 1" = 25' GATES I CERTIFY THAT THE FLANTING PROPOSED EXISTING PLAN SHOWN HEREIN IS CON-ADDITION POLICY, GUIDELINES AND ORDINANCES, AND THAT ALL SPLIT FACE PLANT MATERIAL TO BE FUR-BLOCK NISHED WILL BE NURSERY-GROWN IN ACCORDANCE WITH .W THE SPECIFICATIONS STATED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL. 1984, DATED MAY 7, 1984. SIGNATURE OF O / DUMISTU LIGHTIPG 14'x1.0'-BRICK CHIMNEY EXISTING 3h± berm! entire DR55← → DR5.5 length of EXISTIL · Indicate driveway 3' PRIVET HEDGES Residence To Philes Rd 2-66-98 98/6/2 100.36°.

6' WOOD PAINACT FARE 100'S

PETITIONER'S N. 46. 20' E 100' THIS AREA CONTHINS 41 EXISTING TREES INCLUDING JICINITY MAP VARIOUS GUM, OAK, FPOPLAR APPROX. PLAT MADE FROM DEED 1704/439 (NO TITLE SEARCH MADE FOR ADDITION OR SUBTRACTIONS, ETC.)
IMPROVEMENTS ESTIMATED; NO LOCATION SURVEY
225'- SOUTH OF PHILCO RD
1528'- NORTH OF MIDDLE 1528' NORTH OF MIDDLE
RIVER ROAD

4. 15TH ELECTION DISTRICT:
ZONED ML - IM

5. PROPOSED USE OF 9715
PHILADELPHIA ROAD: FRONT
BUILDING-RESIDENCE & DAYONE
SCHOOL/GCT REAR BLOG. - DAY

6. NO DRIVEWAYS/ENTRANCES
ACROSS STREET IN VICINITY

7. EXISTING UTILITIES ON
PREMISES

8. HEIGHT OF DMELLING 20.25 HEIGHT OF DWELLING 20-25 11 HEIGHT OF EXISTING DAY CARE BLUG 17:0 DAY CARE BLUG

17:0 FARKING
2NA FLOOR day Core Steachers = 3
2NA FLOOR 1062.5 CHERRY = 1 9715 PHILADELPHIA ROAD 15TH ELEC. DIST.. 225 + SOUTH OF PHILCO ROAD GROUP CLILS CARE CTR.
REAR ALG. 12 EMP WYEES MAX 12 1528 * NORTH OF MIDDLE RIVER Total Required 16 ROAD PLAT MADE FROM DEED 1704/439 TOTAL Provided : 19 ZONED ML-IM CHAIN LINK FENCE CHAIN LINK SCALE: 1" = 25' WEATE & DRIVEWAY PENCE WHEE GATE Area: 42, 500 SRAYE I CERTIFY THAT THE PLANTING PLAN SHOWN HEREIN IS CON-SISTENT WITH APPLICABLE POLICY, GUIDELINES AND ORDINANCES, AND THAT ALL PLANT MATERIAL TO BE FUR-ADDITION SPLIT FACE IISHED WILL BE NURSERY-BLOCK ROWN IN ACCORDANCE WITH W THE SPECIFICATIONS STATED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL, 1984, DATED MAY 7, 1984. DENOTES EXTETING LIGHTING BRICK CHIMNEY EXISTING 3h± berm! entire DR55 <-PORCH length of EXISTING. BUSHES < driveway Kesilence 275 To Phileo Rd C 50° W 12236 2615-98 98/6/2 100.36 Increase CAPACITY of Rear BLDG FICE OF DEANING C. LC. TO MAXIMUM ALLOWED BY LICENSING AGENCY MAX, 12 TEACHERS & AIDES " VORTE .. JUNE 2. CONVERT FRONT BUILDING FROM
DWELLING, OFFICES TO ODWELLING ON 2 NO FLOOR REMAINING AND DOFFICE DEVELLING ON IST FLOOR TO GROUP DAY CAREW MAXIMUM OF THREE TEACHERS / A I DES. #17

Ms. Bertha Schroeder Mr. Fred Schroeder 9719 Philadelphia Road Baltimore, Maryland 21237

9/16/88

We would like to let you know that Discovery Days Child Care located at 9715 Philadelphia Road (next door to us) is a terrific day care at 9715 Philadelphia Road (next door to us) is a terrific day care center. The owner keeps very good care of the property. There is never any traffic or parking problems, since there is a parking lot right on their property. There is never a problem with noise or anything else. They are very nice and never cause anyone any problems.

We hope that you let them add more children using the first floor of We hope that you let them add more children using the first floor of the house. They want to put older children in there so they can have things more suited to their age. They won't interfere with the smaller children. We think it is great. We are sure from what we have seen so far that adding more children will not cause any bad effects. So, we would like you to know that we support them.

Bertha a. Sahroeder Fred Schoder

PETITION INS EXHIBIT 3

CRG WAIVER NO. W-86-102

#91720

mets #25/2/488125 (2864-86

ZONING RESTRICTIONS: (PER CASE #86-442-A)

1. Meet State HIGHWAY ADMIN. REQUIREMENTS

2. PRESERVE FRONT TREES - TRIM AS NECESSARY

3. LANDSCAPING SHALL MEET OFFICE OF CURRENT PLANLING REQUIRENS
4. 6' PRIXACY FENCE FOR SECTIONER SEX, 9.

EXHIBIT 2

TOTAL AREA OF ALL PLAYGROUND EQUP = 2818 SF. (SAY 2350 SF) EX. CHAIN LINK FENCE EX. WOOD FENCE SWING SET (277 SF) tundaved shoulder EX. WOOD FENCE R 944 02 E (425') EX. CHAIN LINK FENCE MESTONE DRIVE Z ~10'R (405.F.) RIDE (20 S.F.) GYM BITULINOUS PARKING EX. 22' BITUMINOUS GATE SEUTRANCE WITH (93 SF)~ ENTRLIKE THE WILL D'XIO PLATFORUIT STAIRS 145'0" EX. DAY CARE CENTER IL EX OFFICES IOD WITH STEPS AND (ISTORY BLOCK BLOG) RESIDENCE ! -48 BRICK PLATFORM WITH BAIL (2 STORY) (66' × 80') WITH STEPS & WOOD BRKKI rixa' wooden ((41.5'x54.5') SQUARE EUTRANCE WITH RIDE GYM (433.F.) EX. CHAIN LINK FENCE EX. WOOD FENCE PE H 44° 02' W (425') CEX. WOOD FENCE -PROPOSED LOCATION OF WOOD LUNDAVED SHOULDER PLAYGROUNG EQUIP. Ex. Playground Area = (140×100')=14000 sf. -2350 sf. = 11650 sf. Prop Playground Area.= (131'×100')=13100 sf. -2350 sf.=10750 sf. PROPOSED CHANGES

IXCORVET first floor of Existing Area Read for 140 Children = 75' × 140' = 10500 sf. DISCOVERY DAYS DAY CARE CENTER Residence/Offices to Additional Total Area of the Property = 008 acres Property is Zoned WL-IM Day Care Center Space with Second floor Remaining as 2715 PHILADELPHIA . KD Residence. 2) Relocate Wood Fence on the Slom W. Marable P.E. SITE PLAN East End of the Property. Lic No 16142 Scale: 1'= 30' Warch, 1989 89-115-SPH

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 Baltimore County Fire Department Towson, Maryland 21204-2586 494-3554 494-4500 August 1, 1988 Paul H. Reincke J. Robert Haines Zoning Commissioner Office of Planning and Zoning Mr. J. Robert Haines Baltimore County Office Building Towson, MD 21204 Zoning Commissioner County Office Building Dennis F. Rasmussen Towson, MD 21204 Re: Property Owner: Gloria L. Dorsey Location: SE/S Philadelphia Road, 225° SW of Philo Road Zoning Agenda: Meeting of 8/2/88 or/s Philadelphia Road, 9715 Philadelphia Road 17 Dear Mr. Haines: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. (x) 1. Fire hydrants for the referenced property are required and shall be 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department () 2. A second means of vehicle access is required for the site. of Public Works. () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department. SEW/RF/lab () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to company. prior to occupancy. () 6. Site plans are approved, as drawn. REVIEWER: At local Approved:

Playling Group
Special Inspection Division

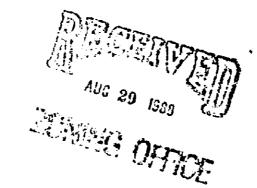
August 24, 1988



Dennis F. Rasmussen

The Bureau of Traffic Engineering has no comments for items number 480, 5, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 23, 25, 26, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39 and 40.

Stephen E. Weber, P.E. Assistant Traffic Engineer



September 19, 1988

TO WHOM IT MAY CONCERN.

This is in regards to the property and business located at 9715 Philadelphia Rd., Balto. Md. 21237.

We have lived on the premisis for nearly 2 yrs. and have high regards for the owner of the property and business.

We have found the facilities of the day care center to be in excellant condition and very well operated.

PETITIONER'S EXHIBIT 5

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines Zoning Commissioner



February 27, 1989

9715 Philadelphia Road Baltimore, Maryland 21237 RE: Petition for Special Hearing

Case #89-115-SPH Discovery Days Care Center

Dear Ms Dorsey:

Ms. Gloria L. Dorsey

As per your request of February 20, 1989, please be advised that the #2 restriction in my Order dated October 25, 1988 granting the Special Hearing in the above captioned case be extended from March 1, 1989 to April 3, 1989. The other restrictions shall remain the same.

Petitioner's

Attorney William F. Hammond

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this __ day of _____, 19eg .

ZONING COMMISSIONER

Received by: Jones E. Dwer Chairman, Zoning Plans Petitioner Gloria L. Dorsey Advisory Committee

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENT

PROTECTION AND RESOURCE MANAGEMENT

NTAL	
	8/1/88
	Date

Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204 Zoning Item # 17, Zoning Advisory Committee Meeting of August 2,1988

Property Owner: Gloria L. Dorsey

Location: 555 Philadelphia Rd, 225'5W of Philoo Rd, District 15

Water Supply ______ metro _____ Sewage Disposal _____ Metro

Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review () Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.

() A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere. () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment. () Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management

rrior to razing or existing structure/s, petitioner must contact the Division of waste management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775. () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768. () Soil percolation tests, have been _____, must be _____, conducted.

() The results are valid until

() Soil percolation test results have expired. Petitioner should contact the Division of

Water and Sewer to determine whether additional tests are required. () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test) shall be valid until

() is not acceptable and must be retested. This must be accomplished prior to conveyance

of property and approval of Building Permit Applications. () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

BUREAU OF WATER QUALITY AND RESURCE MANAGEMENT



Maryland Department of Transportation State Highway Administration

Richard H. Trainor Secretary Hal Kassoff

August 15, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James Dyer

Re: Baltimore County
Gloria L. Dorsey Property
Zoning Meeting of 8-2-88
S/S Philadelphia Road
MD 7, 225' S/W of
Philco Road
(Item #17)

Dear Mr. Haines:

After reviewing the submittal for a special hearing to provide a day car center for over 120 children, we find the plan acceptable with all entrance improvements having been made.

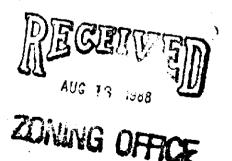
If you have any questions, please contact Larry Brocato of this office.

Very truly yours,

Creston J. Mills, Jr., Chief Bureau of Engineering Access Permits

LB:maw

cc: Mr. J. Ogle



My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 28, 1988

COUNTY OFFICE BLOG. 111 W. Chesapeake Ave. Towson, Maryland 21204

.

William E. Hammond, Esquire 107 Main Street Reisterstown, Maryland 21136

RE: Item No. 17 - Case No. 89-115-SPH
Petitioner: Gloria L. Dorsey
Petition for Special Hearing

partment of

Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education

Zoning Administration

Industrial

Bureau of

Dear Mr. Hammond:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclose-filing certificate and a hearing scheduled accordingly.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines

October 24, 1988



Dennis F. Kasmusse
County Executiv

William E. Hammond, Esquire 107 Main Street Reisterstown, Maryland 21136

> RE: Petition for Special Hearing Case No. 89-115 SPH

Dear Mr. Hammond:

Enclosed please find the decision rendered on the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner

JRH:mmn
att.
cc: Peoples Counsel
Ms. Gloria L. Dorsey

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines

TO Zoning Commissioner Date Se

Date__September 28, 1988

Pat Keller, deputy Director FROM Office of Planning and Zoning

Gloria L. Dorsey
SUBJECT Zoning Petition No. 89-115-SPH

The applicant has requested a special hearing to expand an existing day care center to over 120 children. In response to this request, staff provides the following information:

- The site plan submitted for this project needs to be extensively revised and prepared by a professional engineer or architect. The ingress, egress, and parking lot layout are inadequate and will create circulation problems.
- From the site plan and documentation submitted, it is unclear as to what is being proposed and what currently exists. For example, how much of the site is paved, and what is being proposed; is the building in the rear of the lot being expanded; what is the layout of the playground area; how many teachers and pupils are currently using the site and how many are proposed?
- Buffers, landscaping, fencing and lighting need to be provided and documented on the site plan. The proposed use is located between two existing residences. Impacts of this site on adjoining residences can be eliminated through adequate site design and buffering.

Staff is supportive of the applicant's request, however, the site plan and layout cannot be approved at this time. A detailed, organized plan clearly outlining what is being proposed needs to be completed before staff can support this project.

PK/sf



ZOILLIE OFFICE

co: Helliam E. Hammond, Frz.

OCT. O 3 RECTO